

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration and Urban Development Department – Ministry of Finance, Gol – Guidelines on the "Scheme for Special Assistance to States for Capital Investment 2024-25 – Part V (Stimulating Industrial Growth) - **Reform-2: to encourage development of Flatted Factories** - Amendments to Telangana Building Rules-2012 to incentivize setting up of Industries – Orders – Issued.

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (PLG.III) DEPARTMENT**

**G.O.Ms.No.144**

**Dated:24.09.2024**

**Read the following: -**

1. G.O.Ms.No.168, MA Dated: 07-04-2012 read with its subsequent amendments.
2. From DT&CP, Hyderabad Lr.No.5063/2024/Plg., Dt.13-09-2024

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**ORDERS:**

In the reference 2<sup>nd</sup> read above, the DT&CP has informed that, the Department of Expenditure (Public Finance – State Division), Government of India, New Delhi has issued certain guidelines to Spur Economic Growth in the country through reforms in Building Regulations for Industrial and Commercial Buildings. The Director of Town and Country Planning has emphasized the need to amend the Building Rules in respect of Industrial Buildings and liberalizing the Building Regulations for Standalone Factories and Flatted Factories to incentivize setting up of multi-storied units with high work density close to city centres and submitted the proposals to the Government for amendment of Building Rules in respect of Industrial Buildings.

2. Government after careful examination of the matter, hereby issued the following amendments, to Telangana Building Rules issued in G.O.Ms.No.168, MA, dated.07.04.2012 read with its subsequent amendments under Reform-2: to encourage development of Flatted Factories.

**NOTIFICATION**

In exercise of the powers conferred by section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act. 1955; provision under sub-section (1) read with sub-section (2) of sections 14, 32, 46 and 58 of the Telangana Urban Areas (Development) Act, 1975, section 56(1) of the Hyderabad Metropolitan Development Authority Act. 2008, section 18 of the Telangana Municipal Corporations Act, 1994, section 238 of the Telangana Municipalities Act, 2019, the Government of Telangana hereby makes the following amendment in the Building Rules issued in G.O.Ms.No.168, MA, dated:07.04.2012, read with its subsequent amendments.

**AMENDMENT-1**

In Rule 2, after Sub Rule (l) the following shall be added as Sub Rule(m)

(m). '**FLATTED INDUSTRIES**' means a multi-storied industrial building subdivided into small, separately occupied units, which are used for manufacturing, assembly, and storage purposes.

**AMENDMENT-2**

In Rule 5, under Table-III following shall be added Table-III(B)

**Table-III (B)**  
**Flatted Group Industry and Service Center**

Sl. No	Plot Size (in Sq. m) Above - Up to	Parking provision	Height (in m) Permissible Up to	Building Line or Minimum Front Setback to be left (in m)					Minimum setbacks on remaining sides (in m)
				Abutting Road Width					
				Up to 12m	Above 12m & up to 18m	Above 18m & up to 24 m	Above 24m & up to 30m	Above 30m	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	1000 -2000	Stilt + 1 Cellar floors	7	3	3	4	5	6.5	2.5
			12	3	3	4	5	6.5	3.0
			15	3	3	4	5	6.5	4.0
2	2000 - 4000	Stilt + 2 Cellar floors	7	3	3	4	5	6.5	4.0
			12	3	3	4	5	6.5	4.5
			15	3	3	4	5	6.5	5.0
3	Above 4000	Stilt + 2 or more Cellar floors	7	3	3	4	5	6.5	4.0
			15	3	3	4	5	6.5	5.0

**AMENDMENT-3**

In Rule 5, under Sub Rule (f) after Clause (xviii) (f), the following shall be added as Clause (xviii) (g):

- (g). In case of heavy industries irrespective of height, Structural designs and drawings prepared duly taking the soil bearing capacity into consideration and certified by OU / JNTU is mandatory.

**AMENDMENT-4**

In Rule 13, under Sub Rule (a) in Table – V after S.No.4 the following shall be added as S.No.5 duly excluding the Industrial Buildings, Godowns from S.No.4. i.e.,

Sl. No	Category of building/ activity	Parking area to be provided as percentage of total built up area					
		HMDA Area		All Municipal Corporations & UDA Areas		Municipalities / N.Ps / G.Ps. other than UDA Areas	
		GHMC	Municipalities/ N.Ps/G.Ps. in HMDA Area	All Municipal Corporations	Municipalities/ N.Ps/ G.Ps. in UDA Areas	Selection & Special Grade Municipalities	Other Municipalities/ N.Ps/ G.Ps.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
4	Residential Apartment Complexes, Hospitals, Institutional buildings, Schools, Colleges, Other Educational Buildings & Godowns & Others	30	30	30	25	25	25
5	Industrial Buildings & Godowns	15	10	10	10	10	10

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M. DANA KISHORE**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

The Commissioner, Printing, Stationery & Stores Purchase Department, Hyderabad for  
Publication of the Notification in the next issue of Gazette and furnish 100 copies.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad,

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority,  
Hyderabad,

The Commissioner & Director of Municipal Administration, Hyderabad.

The Director of Town & Country Planning, Hyderabad,

The Vice Chairmen & Managing Director, TGIC, Hyderabad

All Vice Chairmen of Urban Development Authorities,

All Municipal Commissioners in the State through Director of Municipal Administration,  
Hyderabad,

**Copy to:**

The Managing Director, Hyderabad Metro Water Supply & Sewerage, Hyderabad.

The Director General, Disaster Response & Fire Services, Hyderabad

The Chairman & Managing Director, TSTRANSCO, Hyderabad,

The P.S to Principal Secretary to Government, MA&UD Dept.,

The P.S to Secretary to C.M

All the Section of MA&UD

SF/SC.

**//FORWARDED ::BY:: ORDER//**

  
**SECTION OFFICER**



